

**When recorded return to:**  
Brittany Swanson  
TANBAK Shores LLC  
24416 Nookachamp Hills Drive  
Mount Vernon, WA 98274

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620057140

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 20242055

Sep 05 2024

Amount Paid \$11609.00

Skagit County Treasurer

By BELEN MARTINEZ Deputy

**CHICAGO TITLE**

620057140

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Kristopher D Morse, a married person as a separate estate

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration  
in hand paid, conveys and warrants to TANBAK Shores LLC, a Washington limited liability company

the following described real estate, situated in the County of Skagit, State of Washington:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Abbreviated Legal: (Required if full legal not inserted above.)

TRACT 10, ASSESSORS PLAT OF SUNNYSIDE BIG LAKE TRACTS

Tax Parcel Number(s): P69881/4025-000-010-0001

Subject to:

SEE EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF

**STATUTORY WARRANTY DEED**  
(continued)

Dated: 9/5/24

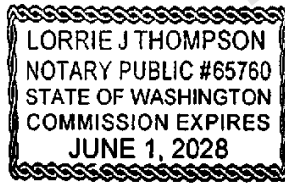
Kristopher D Morse  
Kristopher D Morse

Katelyn Marie Morse  
Katelyn Marie Morse, spouse of Kristopher D.  
Morse

State of Washington  
County of SKAGIT

This record was acknowledged before me on September 5, 2024 by Kristopher D Morse  
and Katelyn Marie Morse.

Lorrie J Thompson  
(Signature of notary public)  
Notary Public in and for the State of Washington  
My appointment expires: 6-1-2028



**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): P69881/4025-000-010-0001**

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TRACT 10, ASSESSORS PLAT OF SUNNYSIDE BIG LAKE TRACTS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 9 OF PLATS, PAGE 13, RECORDS OF SKAGIT COUNTY, WASHINGTON;

TOGETHER WITH THAT PORTION OF THE FORMER 140 FOOT WIDE RAILROAD RIGHT-OF-WAY ACQUIRED BY DECREE QUIETING TITLE FILED ON MAY 11, 1992, IN SKAGIT COUNTY SUPERIOR COURT CAUSE NO. 91-2-00070-3, DESCRIBED AS FOLLOWS:

THAT PORTION OF THE 140 FOOT WIDE RAILROAD RIGHT-OF-WAY, COMMONLY KNOWN AS THE NORTHERN PACIFIC RAILWAY, RUNNING NORTHWESTERLY AND SOUTHEASTERLY THROUGH GOVERNMENT LOT 1 OF SECTION 7, TOWNSHIP 33 NORTH, RANGE 5 EAST OF THE WILLAMETTE MERIDIAN, WHICH LIES BETWEEN THE NORTHEASTERLY EXTENSIONS OF BOTH THE NORTHWESTERLY AND SOUTHEASTERLY LINES OF TRACT 10 OF THE ASSESSORS PLAT OF SUNNYSIDE BIG LAKE TRACTS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 9 OF PLATS, PAGE 13, RECORDS OF SKAGIT COUNTY, WASHINGTON.

EXCEPT THAT PORTION, IF ANY, LYING WITHIN STATE HIGHWAY 9;

ALSO EXCEPT THAT PORTION, IF ANY, LYING WITH LOT 4 OF SHORT PLAT 91-097, RECORDED MAY 13, 1992, UNDER AUDITOR'S FILE NO. 9205130031, RECORDS OF SKAGIT COUNTY, WASHINGTON.

TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR PURPOSES OF INGRESS, EGRESS AND UTILITIES OVER AND ACROSS THE NORTHEASTERLY 20 FEET OF TRACTS 1 THROUGH 19, ASSESSORS PLAT OF SUNNYSIDE BIG LAKE TRACTS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 9 OF PLATS, PAGE 13, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

**EXHIBIT "B"**  
Exceptions

1. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  
Recording No.: 654251  
Recording No.: 654252  
Recording No.: 654253  
In favor of: Stanley Fox etal  
For: Ingress, egress and utilities  
Affects: as described in instruments
  
2. Easement, including the terms and conditions thereof, granted by instrument(s);  
  
Recorded: February 15, 1968  
Recording No.: 710241, records of Skagit County, Washington  
In favor of: Puget Sound Power and Light Company  
For: Electric transmission and/or distribution line, together with necessary appurtenances  
Affects: Exact location not disclosed of record
  
3. Easement, including the terms and conditions thereof, granted by instrument(s);  
  
Recorded: January 30, 1979  
Recording No.: 895781, records of Skagit County, Washington  
In favor of: Skagit County Sewer District No. 2  
For: Sewer line(s) 10 foot wide strip located on shore within 50 feet of normal high water
  
4. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, encroachments, dedications, building setback lines, notes, statements, and other matters, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on Short Plat 91-097:  
  
Recording No: 9205130031
  
5. Terms, conditions, and restrictions of that instrument entitled Findings of Fact - Entry of Order No. SLV-89024.ORD Shoreline Substantial Development Variance Permit;  
Recorded: January 9, 1990  
Recording No.: 9001090023, records of Skagit County, Washington
  
6. As to any portion of said land now, formerly or in the future covered by water: Questions or adverse claims related to (1) lateral boundaries of any tidelands or shorelands; (2) shifting in course, boundary or location of the body of water; (3) rights of the State of Washington if the

**EXHIBIT "B"**  
Exceptions  
(continued)

body of water is or was navigable; and (4) public regulatory and recreational rights (including powers of the USA) or private riparian rights which limit or prohibit use of the land or water.

7. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
8. The property may be subject to the Skagit County Right-to-Manage Natural Resource Lands Disclosure, Skagit County Code Section 14.38, which states:

"This disclosure applies to parcels designated or within 1 mile of designated agricultural land or designated or within 1/4 mile of rural resource, forest or mineral resource lands of long-term commercial significance in Skagit County. A variety of Natural Resource Land commercial activities occur or may occur in the area that may not be compatible with non-resource uses and may be inconvenient or cause discomfort to area residents. This may arise from the use of chemicals; or from spraying, pruning, harvesting or mineral extraction with associated activities, which occasionally generates traffic, dust, smoke, noise, and odor. Skagit County has established natural resource management operations as a priority use on designated Natural Resource Lands, and area residents should be prepared to accept such incompatibilities, inconveniences or discomfort from normal, necessary Natural Resource Land operations when performed in compliance with Best Management Practices and local, State, and Federal law.

In the case of mineral lands, application might be made for mining-related activities including extraction, washing, crushing, stockpiling, blasting, transporting and recycling of minerals. If you are adjacent to designated NR Lands, you will have setback requirements from designated NR Lands."

9. City, county or local improvement district assessments, if any.

Authentisign ID: R542966L49803E7H120NA002M627800E

Form 22P  
Skagit Right-to-Manage Disclosure  
Rev. 10/14  
Page 1 of 1

**SKAGIT COUNTY  
RIGHT-TO-MANAGE  
NATURAL RESOURCE LANDS DISCLOSURE**

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Northwest Multiple Listing Service  
ALL RIGHTS RESERVED

The following is part of the Purchase and Sale Agreement dated August 16, 2024

between Brittany Swanson Kurt Swanson ("Buyer")  
Buyer Buyer  
and Kristopher D Morse ("Seller")  
Seller Seller  
concerning 19104 Sulfur Springs Rd Mount Vernon WA 98274 (the "Property")  
Address City State Zip

Buyer is aware that the Property may be subject to the Skagit County Right-to-Manage Natural Resource Lands Disclosure, Skagit County Code section 14.38, which states:

This disclosure applies to parcels designated or within 1 mile of designated agricultural - land or designated or within 1/4 mile of rural resource, forest or mineral resource lands of long-term commercial significance in Skagit County. A variety of Natural Resource Land commercial activities occur or may occur in the area that may not be compatible with non-resource uses and may be inconvenient or cause discomfort to area residents. This may arise from the use of chemicals; or from spraying, pruning, harvesting or mineral extraction with associated activities, which occasionally generates traffic, dust, smoke, noise, and odor. Skagit County has established natural resource management operations as a priority use on designated Natural Resource Lands, and area residents should be prepared to accept such incompatibilities, inconveniences or discomfort from normal, necessary Natural Resource Land operations when performed in compliance with Best Management Practices and local, State, and Federal law.

In the case of mineral lands, application might be made for mining-related activities including extraction, washing, crushing, stockpiling, blasting, transporting and recycling of minerals. If you are adjacent to designated NR Lands, you will have setback requirements from designated NR Lands.

Seller and Buyer authorize and direct the Closing Agent to record this Disclosure with the County Auditor's office in conjunction with the deed conveying the Property.

Authentisign  
Brittany Swanson 08/16/2024  
Buyer Date

Authentisign  
Kristopher D Morse 08/16/2024  
Seller Date

Authentisign  
Kurt Swanson 08/16/2024  
Buyer Date

Authentisign  
\_\_\_\_\_  
Seller Date